

HOBART TASMANIA

# Property Magazine

31 July 2020

FREE

PROPERTY  
OF THE WEEK

**493 Nelson Road**  
Mount Nelson PAGE 2

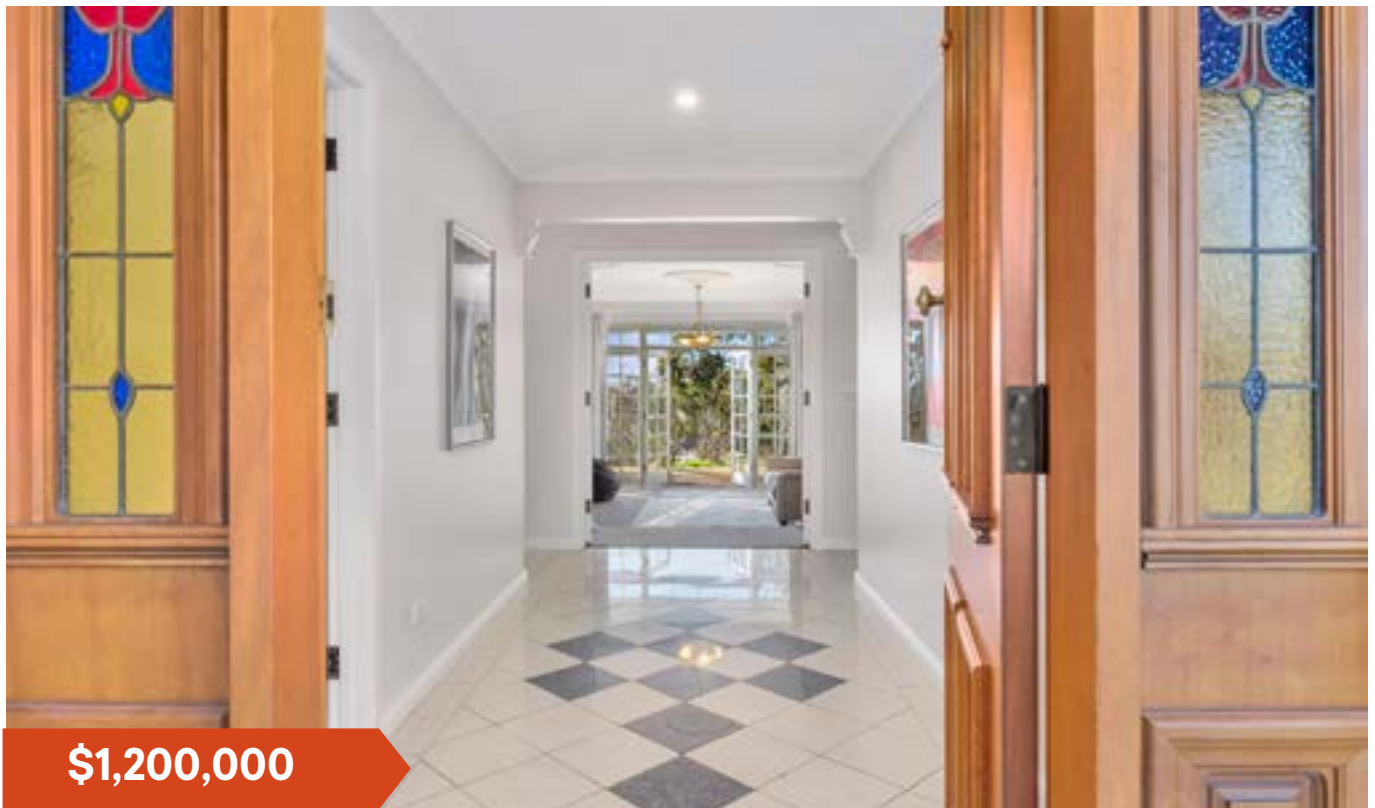


**Edwards Windsor**

**6234 5500**  
**ewre.com.au**  
89 Brisbane St | Open 7 days



# Property of the Week



**\$1,200,000**

## 493 Nelson Road Mount Nelson

### Peace and Serenity

Offered for sale is this beautiful home, nestled in the heart of Mt Nelson. Situated on 5847 square metres of land, there is plenty of space to enjoy, grow or develop should you so desire.

The property has a well-established garden, incredible storage space in the roof and ducted heating throughout. Buy to live in and enjoy the freedom and privacy of such a great space close to the city, or create further opportunities by making use of the existing Development Approval for further development.

[See more details](#)



If you wish to [see more details](#) for the properties advertised, please head to the Edwards Windsor website and subscribe to the Weekly Property Magazine in our Free Publications and Latest News.

# For Sale



## 83 Suncoast Drive, Blackmans Bay

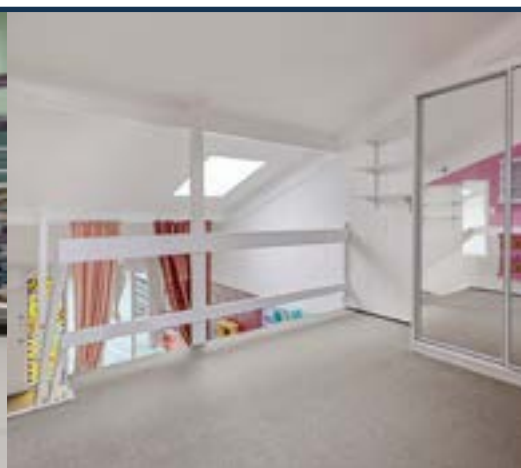
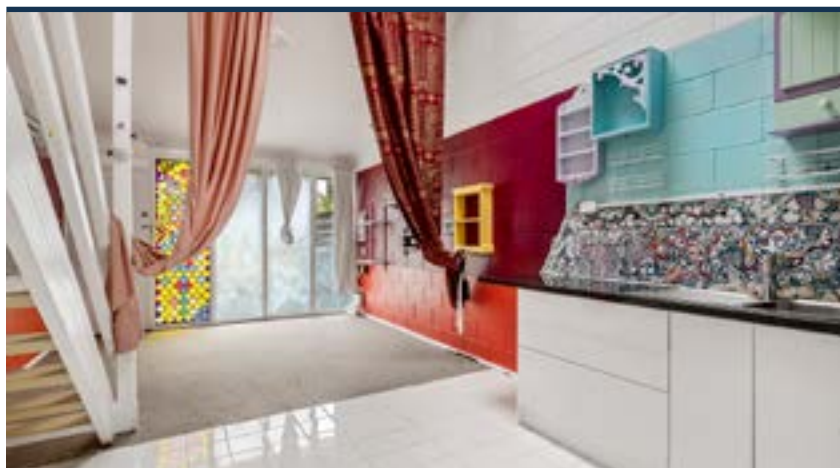
You'll love this family home, the quiet location, and expansive, unobstructed river views to Bruny Island and Storm Bay. With 295m<sup>2</sup> of generous space, there's room for the whole family. There are five bedrooms over two levels, two generous living spaces, and 75m<sup>2</sup> of garage space under the house which makes a secure home for that special car or the workshop/studio.



**\$775,000**



[See more details](#)



## 1/43 First Avenue, West Moonah

Listed for sale is this 1 bedroom conjoined unit just oozing with potential. Ready and waiting for a first home buyer to make it their own, or an investor looking for something that offers good returns and growth into the future. This property offers a unique canvas to adapt and make your own. It's also close to bus stops, a gentle walk to the shops of Moonah or short drive into the city.

**\$170,000**



[See more details](#)



# For Rent

## 2/11 Gladstone Street, Battery Point

Idyllically situated and superbly presented this well cared for fully furnished three bedroom apartment, provides modern comforts with a delightful leafy outlook. If you enjoy outdoor living and maintaining a city lifestyle then this may be well worth a look.

**\$650/wk**



[See more details](#)

## 1/176C Macquarie Street, Hobart

Perfectly located within moments of the CBD is this well presented and spacious one bedroom unit. With an updated kitchen, dining nook, a large lounge room with heat pump and huge bedroom, it has everything a professional single or couple could want, close to the city centre.

**\$320/wk**



[See more details](#)

## 101 Warwick Street, Hobart

This highly appealing city cottage has a modern touch whilst maintaining its original charm. The house offers two genuine double bedrooms with free standing wardrobes. The kitchen has an island bench, cupboards, twin sinks and pantry.

**\$425/wk**



[See more details](#)

## 14 Syme Street, South Hobart

Superbly positioned on a quiet secluded street, five minutes from the city, this beautifully presented home is ideal for the modern tenant. Offering three double bedrooms all with carpet and quality window furnishings, each positioned to receive direct sunshine and a lovely garden outlook.

**\$450/wk**



[See more details](#)



# For Rent

## 3 Little Arthur Street, North Hobart

If you require a fully furnished three bedroom centrally located home that exudes quality, then relax its right here. Everything is simply exquisite, from the modern appliances, plush carpets and comfortable furniture to the roomy bedrooms all with new ensuites.

**\$650/wk**



3



3



2



[See more details](#)

## 1 St Stephens Avenue, Sandy Bay

This very well presented two bedroom unit has so much to offer in the highly sought out area of Sandy Bay, suiting a small family or the professional single/couple. It has been freshly painted throughout and has a newly renovated kitchen and updated bathrom.

**\$410/wk**



2



1



1



[See more details](#)

## 3/10 Ellerslie Road, Battery Point

Architect designed - Modern ground floor unit with two double bedrooms. The master bedroom has an ensuite and both bedrooms include built-in robes. Very spacious open plan living areas with floor to ceiling windows allowing the sunlight to stream in and access to a lovely landscaped garden.

**\$550/wk**



2



2



2



[See more details](#)

## 18 Star Street, Sandy Bay

Whilst this superbly presented circa 1837 cottage offers plenty of modern comforts for today's contemporary tenant...it is the gorgeous, leafy green and tranquil garden space that is the hero here. Delightful pathways, shady alcoves and a sunny deck to relax and unwind with a book or with friends.

**\$650/wk**



3



1



0



[See more details](#)

Kit and her husband are looking for their next home to make a base of operations close to the CBD. Ideally looking in the areas of **Mt Nelson, West Hobart, Mt Stuart, New Town and Dynnyrne** but may consider **Kingston or Blackmans Bay** for the perfect property.

The house needs to be **3 or 4 bedroom, 2 bathroom** preferred or space to put a second bathroom in. It cannot be less than **120sqm** and needs to have **off street parking for at least 2 cars. An established workshop is a bonus**, but room to build one would also be fine.

This couple have recently sold and so are cash ready to buy their perfect home today, up to **\$800k**.

[CONTACT DECLAN](#)

James is ready to buy a low maintenance **3 bedroom home** in and around **the central Kingston area**, close to shops and preferably with a shed up to **\$625k**.

[CONTACT MICHAEL](#)

John has an offer on his home and is excited to be buying a new place. **The house can be in ANY condition and need not be big. The important thing is privacy so a house surrounded by a bit of land would be ideal.** Anywhere between **Margate** and the upper reaches of **South Hobart**, including **Sandfly, Longley and Allens Rivulet**. Up to **\$530k**.

[CONTACT JANE](#)

## Please call us if you can help!

# Article

## 5 Strategies to price your property to sell

If you are considering selling your property, you need to think about how much your property is worth to determine the right listing price.

Selecting the right listing price can be a challenge, as the price needs to reflect the market, what buyers are willing to pay, while achieving your ideal sales outcome and delivering you a healthy return.

So how do you set the right price for your property? Here are 5 strategies that will help price your property for a successful sale.

### 01. APPEAL TO THE MARKET

As you know, buying real estate is a substantial investment, often one of the largest purchases in people's life. People are more cautious when it comes to buying real estate, when compared to lower value purchases such as a new TV or microwave. It is much easier to return an appliance than it is to return a property.

Buyers do not want to be the only one who is interested in your property. They tend to feel more comfortable when more people are interested as it creates a higher sense of value and more competition. This is an important consideration when pricing your property as you must ensure that the lower end of the price range appeals to the wider market to generate interest from more than one buyer.

### 02. PRICE IT FOR SEARCH

Set your property a reasonable price range to allow it to be found in real estate searches either online or in your agent's database. For example, if you set your price at \$700,000, it will only appear in searches for that value, limiting the number of potential buyers for your property. Whereas if you set the price between \$680,000 - \$725,000, it widens the pool of potential buyers, increasing the chance of finding the right buyer for your property, who is willing to pay the highest value.

### 03. SELECT A SIMPLE VALUE

Although you can set the asking price to whatever value you like, it is not advisable to be too specific or creative, for example setting an asking price of \$717,658. An extremely specific asking price will draw attention to your property, but it probably won't be the right sort of attention. It will cause people to be too

focussed on the price and curious to know how you calculated that figure, rather than focussing on the property, its location and features.

You want to showcase the property and allow your agent to highlight the best features, rather than focus on particular price discussions with potential buyers. It is best leaving some things to the imagination and setting a simple asking range of even numbers.

### 04. HAVE A PLAN

When setting a price for your property, it is important to have realistic expectations. You may perceive your property to have a higher intangible worth, or value more highly a certain feature of the property. You need to be independent and unbiased and think about the property from the perspective of the potential buyer – what would someone else be willing to pay for the property, based on the facts.

Discuss a minimum price for your property with your agent that you would be prepared to accept before listing. This will ensure that you set the target from the start and know that the sale price can only be higher from there.

### 05. CONTINUE THE DISCUSSION WITH YOUR AGENT

Once you have decided on a price for your property, that's not the end of price discussions. Your property price may need to be flexible to consider changing market conditions, buyer interest or new information based on other properties in your local area. You want to make sure you get the best possible price for your property, regardless of other factors, and to do this, you need to have ongoing discussions about price with your agent.





# For Rent

## 11/5 Davey Place, South Hobart

This property offers a great lifestyle with South Hobart and Sandy Bay shopping and restaurant areas only a five or ten minute walk away. Central Hobart, the waterfront and the University are all within easy walking distance, or there is a choice of three bus routes to choose from.

**\$480/wk**



[See more details](#)

## 2/16 Hill Street, Bellerive

That is exactly what you shall experience upon first viewing this superbly presented, naturally lit modern apartment, which enjoys expansive river views. It has a large open plan dining and living room highlighted by picture frame windows to enjoy the view.

**\$340/wk**



[See more details](#)

## 3/1 Mortimer Avenue, Mount Stuart

This tastefully fully furnished upstairs apartment is superbly presented and convenient to a range of shops, services, hospital and amenities. Large floorplan with separate living areas and comes beautifully furnished. Please note access is via Auvergne Avenue.

**\$380/wk**



[See more details](#)

## 3/17 Wignall Street, North Hobart

Located just a short walk from the North Hobart restaurant strip is this lovely private double storey two bedroom unit. Downstairs comprises of a large sunny combined kitchen, lounge/living area with wood heater and a heat pump with sliding door access to a private courtyard.

**\$365/wk**



[See more details](#)



# For Lease



## 6a/10 Magnet Court, Sandy Bay

Situated in the Magnet court complex, this tenancy is conveniently located to all major commercial activity in Sandy Bay, including retail, service and hospitality businesses. The property is accessed off the carpark and comprises a large open plan office/reception area and two partitioned offices.

From **\$18,200p.a** +GST



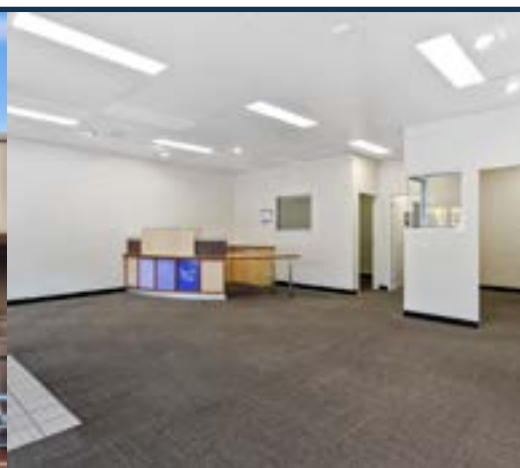
61

ZONE

Retail



[See more details](#)



## 92 Main Road, Moonah

Located in Moonah's busy Main Road retail strip, this tenancy receives a high volume of pedestrian and vehicular traffic. Join many other new retailers within Moonah's growing CBD. This tenancy would suit a variety of retail/professional rooms or office uses.

**\$52,000p.a** +GST  
+outgoings



200

ZONE

Retail



[See more details](#)

# For Lease



## 8 Pear Avenue, Derwent Park

Edwards Windsor are pleased to offer for lease this versatile commercial tenancy in a high profile location in Derwent Park. The property incorporates showroom/warehouse and workshop space, with massive exposure to the Brooker Avenue frontage, one of Tasmania's busiest roads and only 5km from the Hobart.

**Contact Agent**



**1030**

**ZONE**

**Commercial**



[See more details](#)



## 104 Murray Street, Hobart

The tenancy has excellent exposure to this busy section of Murray Street and comprises a mostly open plan tenancy with 61 sqm of retail space available. The tenancy offers arguably some of the more affordable retail space available within the city.

**\$20,800p.a**



**61**

**ZONE**

**Retail**



[See more details](#)



# For Sale



## 4 Warwick Street, Hobart

The property is located on the northern fringe, approximately 2km from the Hobart CBD and is considered ideal for owner occupiers or an investor, all within this vastly improving residential & commercial precinct.

It has a premium position with high exposure and a site area of 521sqm.

**\$795,000** <sup>+GST</sup>

**m<sup>2</sup> 240**

**ZONE**

**Urban Mixed Use**



[See more details](#)



## 199 Campbell Street, North Hobart

This two storey building is located on the corner of Campbell and Warwick Street, with easy access to the Brooker Highway and Argyle Street, on the fringe of the Hobart CBD. The property is being offered for sale on the basis that approximately 50% of the premises is leased and the balance vacant and available for occupation by the Purchaser or for an investor to secure tenants.

**\$1,295,000** <sup>+GST</sup>

**m<sup>2</sup> 316**

**ZONE**

**Urban Mixed Use**



[See more details](#)



# For Sale



## 48 McIntyre Street, Mornington

Edwards Windsor are pleased to offer for sale an opportunity to secure a large industrial site, with planning approval for a warehouse, in the Hobart suburb of Mornington, approximately 7km east of the Hobart CBD. The property is located in the established and tightly held Mornington industrial precinct, on the topside of the McIntyre Street cul de sac, with excellent exposure to the adjacent South Arm Highway.

**\$995,000<sup>+GST</sup>**

**m<sup>2</sup> 9,548**

**ZONE**

**Light Industrial**



## 21 Greenbanks Road, Brighton

Edwards Windsor are pleased to offer for sale a warehouse & workshop industrial building, situated on a large block of approximately 2,280 sqm. Located in the Brighton Industrial Estate, only minutes from the Midlands Highway and 25 minutes from the Hobart CBD. This industrial property has an approximate area of 1,000 sqm and is leased on a monthly basis.

**By Offer**

**m<sup>2</sup> 1,000**

**ZONE**

**Industrial**



[See more details](#)